



**112 Eastpointe Drive
Blackfalds, Alberta**

MLS # A2323324



\$679,900

Division:	Mckay Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,627 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped		

Heating:	In Floor, Forced Air	Water:	Public
Floors:	Carpet, Laminate, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected

Features: Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Stone Counters, Vinyl Windows, Walk-In Closet(s)

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, AC, WINDOW COVERINGS, TV WALL MOUNTS (4), SHED, AC, GARAGE DOOR OPENER AND CONTROL, SHELVING IN GARAGE, FIRE PIT, ELECTRIC FIREPLACE, SECURITY EQUIPMENT

FULLY DEVELOPED 4 BEDROOM + OFFICE, 4 BATHROOM 2-STOREY ~ WALKOUT BASEMENT ~ BACKING ONTO A PARK AND GREEN SPACE ~ HEATED GARAGE ~ Great features include; Central air conditioning, operational in-floor heat, built-in's ~ Covered front entry welcomes you and leads to a 2-storey foyer with tile floors, coffered ceilings, a built in bench and a large walk-in closet ~ Open concept main floor layout complemented by large windows that fill the space with natural light ~ The living room has a built in bench and textured feature wall with a fireplace ~ The custom kitchen offers an abundance of cabinet space, stone countertops including an island with a bar height eating bar, full tile backsplash, under cabinet lighting, upgraded stainless steel appliances and access to the walkthrough pantry that leads to the mudroom ~ Easily host large gatherings in the dining room with garden door access to the covered deck with park views ~ 2 Piece bathroom ~ Conveniently located main floor laundry has built in cabinets and a sink ~ The mudroom has a built in bench/lockers, another large walk-in closet, and easy access to the double attached garage ~ Open staircase leads to the upper level and overlooks the foyer below ~ French doors lead to a large bonus room with a built in book shelf and access to the home office/den ~ 2 generous size bedrooms share a 4 piece bathroom ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has a huge walk in closet and a 3 piece ensuite with a built in makeup vanity ~ The fully finished walkout basement offers a 4th bedroom, 4 piece bathroom, large home gym, wet bar and a family room with walkout access to a covered patio ~ Heated oversized double attached garage is insulated, finished with drywall, has two overhead doors and a convenient man door

to the backyard ~ The backyard is landscaped, has a fire pit, shed and no neighbours behind - backing onto a playground and walking trails ~ easy access to schools, shopping and the highway.